

# \$410,000 - 1520a 22 Avenue, Didsbury

MLS® #A2201669

**\$410,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft  
Residential on 0.07 Acres

NONE, Didsbury, Alberta

Brand new and built with quality craftsmanship by Jalin Homes, this beautifully designed half duplex in the charming town of Didsbury is the perfect blend of modern style and small-town living. Nestled on a large, mature lot on a peaceful street, this home offers both comfort and convenience, with easy access to playgrounds, shopping, the hospital, and a quick commute to Calgary and surrounding cities. Step inside and be impressed by the bright, open-concept design, featuring luxury vinyl plank flooring, quartz countertops, and upgraded appliances. The kitchen is thoughtfully designed with ample cabinetry, a spacious pantry, and a stylish layout perfect for everyday living and entertaining. The primary bedroom is a true retreat, boasting a gorgeous ensuite with a tiled shower and a walk-in closet. A second bedroom, a beautifully finished full bathroom, and the convenience of upper-floor laundry complete the main level.

Looking for investment potential? This home offers a walk-up basement with a separate entrance, roughed-in in-floor heat, and the opportunity to develop a legal suite—ideal for generating rental income or creating a multi-generational living space. With new construction quality, energy-efficient features, and a prime location in a friendly community, this home is a must-see. Don't miss the opportunity to own a brand-new home in Didsbury—book your showing today!



Built in 2025

## Essential Information

MLS® #	A2201669
Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	1520a 22 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0E0

## Amenities

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Up To Grade

## Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	23
Zoning	R2

### **Listing Details**

Listing Office	Yates Real Estate Ltd
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